

## Why Use GRH vs FHA?

GRH	FHA
<b>102% LTV</b>	<b>97% LTV</b>
<b>Can finance up to appraised value</b>	<b>Must remain at sales price</b>
<b>2.0% Guaranteed Fee</b>	<b>1.5% MI plus monthly MI</b>
<b>Borrower need not have cash to close (POCs can be refunded at closing)</b>	<b>Must have a minimum of 3%.</b>
<b>No maximum loan limit</b>	<b>Must purchase property at or below limit</b>
<b>No required minimum credit score/alternative credit/no credit ok</b>	<b>Most high LTV products require 620 or higher</b>
<b>No required reserves</b>	<b>Usually 1+ month(s)</b>
<b>The lender prices the loan; loan closing costs must be reasonable</b>	<b>The lender prices the loan; some loan closing costs are capped</b>